

County Island Annexation Program

City of San Jose



What is a County Pocket/Island?

Lands within the City of San Jose
Urban Service Area (USA) that
remain under the County's land use
and general government authority
although they are completely or
substantially surrounded by lands
annexed to cities.

How were they created?

County islands are a legacy of past annexation practices.

Although urbanized and surrounded by city jurisdiction, they are areas scattered throughout the city that are still served by the county.

County Island Annexation Program

- Launched in April 2006, this is a 3-5 year program to annex about 50 county islands of 150-acres or less.
- Three phases
 - Phases 1 - 24 Islands (2006)
 - Phase 2 - 11 Islands (2007)
 - Phase 3 – 14 Islands (2008 –2010)
- Will add more than 5,000 households and over 1,300 acres to the City

Major Steps

1. Public Outreach

Making sure residents understand the implications of annexation through publications, meetings, etc..

2. Prezoning

Establishing a City zoning district(land use rules) to regulate future land use

3. Annexation

City Council actions to begin annexation proceedings (initiation hearing) and to annex territory (ordering hearing).

4. File with LAFCO and Transfer of Services

Annexation filed with LAFCO and is certified complete (at which point it becomes effective). City departments work to transfer services.

Zoning

Areas are to be zoned in accordance with their current designation in the San Jose 2020 General Plan, the existing use, and the neighborhood context.

- Allowed Uses
- Conditional Uses
- Setbacks
- Minimum Lot Size
- Height Restrictions

Zoning

General Plan

Conforming Zoning

Medium Low Density Residential	R-1-8
Medium Density Residential	R-2, R-M
Medium High Density Residential	R-M
General Commercial	CP, CN, CG

Areas designated Transit Corridor Residential, Combined Industrial / Commercial, and No Underlying Designation will be prezoned based on existing land uses and neighborhood context

Zoning

Residential Zoning

R-1-8 Single family houses

R-2 One and two family residences per parcel

R-M Multiple residences

Zoning

C - Commercial Zoning Districts

CO - Low intensity office uses

CP - Pedestrian oriented commercial activity

CN - Neighborhood serving commercial uses

CG - Full range of commercial uses



Other Outcomes

- Services: Police, Fire, Streets, Garbage & Recycling, Storm and Sanitary Sewer
- Taxes and Assessments: No change in base property tax rate, assessment districts are transferred, 5% utility tax, conveyance (transfer) tax on sale of property, occupancy permit for 3 or more units

Other Issues

- Legal nonconforming uses and structures (ie. business uses not allowed in new city zoning district or buildings that do not meet City standards)
- Business tax and franchised haulers for trash and recycling
- Zoning locked in for two years
- City permit processes

For More Information:



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Department of Planning, Building & Code Enforcement

Wednesday, January 24, 2007

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County Island Annexations

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In April 2006, the San José City Council launched a three to five year program in which the City of San José will annex the remaining "islands" (or "pockets") of less than 150 acres of unincorporated County of Santa Clara land. Unincorporated islands are governed by and receive services from the County even though they are completely or substantially surrounded by incorporated, or City, lands.

Upon annexation, the land use and general governing responsibility will change from the County of Santa Clara to the City of San José. This change will enable residents in these County islands to receive urban services from the City rather than the County and empowers registered voters to vote in City elections. The City of San José will have general government authority over and provide services such as police and fire protection, street maintenance, and library, parks and neighborhood services to these areas.

This site provides a range of information on the citywide annexation policies and process, details on specific pockets, and outlines the changes and outcomes that can be anticipated as a result of annexation.

The rest of the site is divided into the following sections:

- [Island Annexation Policies](#)
- [The Annexation Process](#)
- [Annexation Outcomes](#)
- [Island Maps and Details](#)
- [Meeting Schedule and Presentations](#)

You may also follow the links on the right to jump to these sections from any page.

Much of the information on this site can be found in the [Annexation Answer Book](#), developed to provide detailed information about the annexation process, opportunities for public involvement, and changes property owners can expect once annexation occurs.

Questions regarding the County Island Annexation Program can be addressed to Justin Fried, Planner II in the Department of Planning, Building and Code Enforcement at Justin.Fried@sanjoseca.gov or (408) 535-7871. You can also send an e-mail to Annexation@sanjoseca.gov and subscribe to receive updated information about the annexation program.

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